



Brolen Homes

HOUSE & LAND PACKAGE

GUARANTEED*
RENTAL INCOME
\$825 per week



Illustrative Purposes Only

FIXED PRICE \$1,137,180

63 McCauley Avenue, Googong

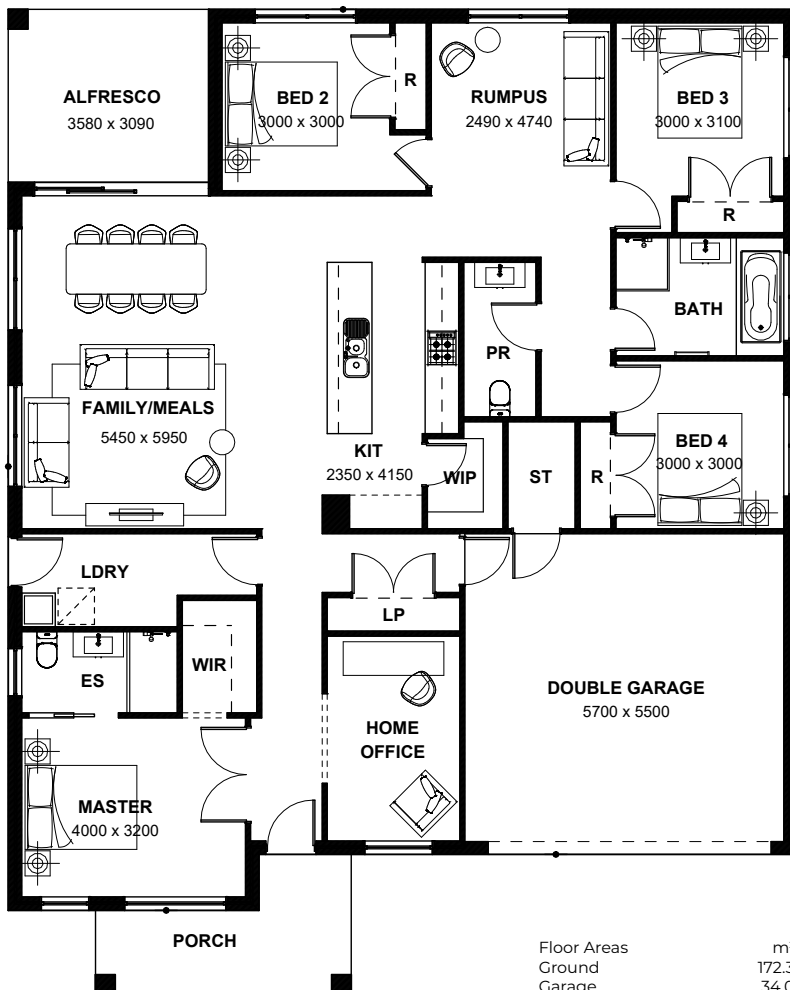
4 Beds 2 Baths 2 Living Areas 2 Car Spaces

House size: 225.9m²

An Investment With a Secure, Long-Term Tenant - Defence Housing Australia.

TURN KEY PACKAGE INCLUSIONS:

- Stylish Metro facade
- Ducted Actron air conditioning
- 20mm stone benchtops to kitchen
- 600mm Westinghouse stove and oven
- 2590mm ceiling height to ground floor
- Tiles to living areas
- Carpets to bedrooms
- Chainless vertical blinds & flyscreens
- Quality 3 coat paint system
- Landscaping & fencing to front & rear yard
- Clothesline & letterbox
- 'Coloured On' concrete driveway
- 7 Star Basix rating
- Fixed Site costs
- Guaranteed* rental income \$825 per week
- Long-term leases of 6, 9 or 12 years, with the possibility of extension
- Peace of mind with rent paid in advance even when the property is vacant
- Construction program expected to be 6-8 months from purchase of land.
- NB: Roofing will be tiles

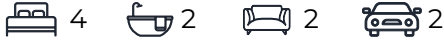




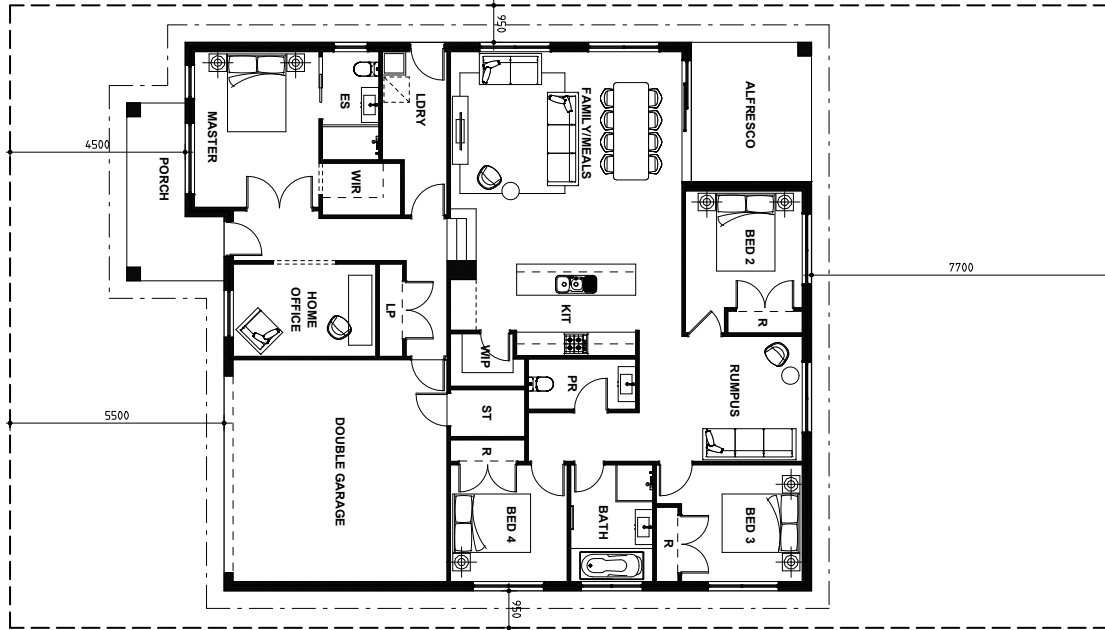
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DHA offers a long-term lease, with guaranteed* rental income and a range of property care services.

The benefits of leasing to DHA include:

- guaranteed* rental income
- long-term leases of 6, 9 or 12 years, with the possibility of extension
- rent paid in advance, even when the property is vacant
- periodic property inspections
- property care including most non-structural repairs**
- market rent review service (periodically reviewed by an independent licensed valuer)
- one service fee (deducted monthly from rental payments)
- online services portal to view and manage your property
- monthly statements
- property professionally cleaned at lease end, returned with all appliances working and grounds tidy.

* Rent may be subject to abatement under certain circumstances such as loss of enjoyment or amenity, or breach of lease terms. Rent is paid where the property is habitable. Should a property become uninhabitable during the term of the lease, or lessor breaches the lease terms, the rent may cease or abate and the lease may be terminated by DHA. Guaranteed rent is subject to the terms of the lease. DHA does not take into account an investor's objectives or financial needs. Investors should always seek appropriate independent advice before making any investment decisions with DHA.

** A comprehensive description of repairs included in our service and exclusions can be found in the Property Care Contract. For more information, please visit <https://www.dha.gov.au/investing/property-care>

DISCLAIMER

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FOR FURTHER DETAILS CONTACT

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